

MCCROREY HEIGHTS

• PROPOSED LOCAL HISTORIC DISTRICT •



Matilda Spears House by architect Harvey Gantt



Jimmie and Minnie McKee House



Dr. Reginald Hawkins House



Robert H. Green house

Overview

McCrorey Heights is one of Charlotte's most historically important neighborhoods. Founded by JCSU president H.L. McCrorey in 1912, it really took off after World War II as a development of ranch-style suburban homes for Charlotte's African American educated elite. Many of the men and women who built and led key Black institutions in the era of segregation made their homes here. As the Civil Rights Movement heated up, McCrorey Heights residents emerged as key leaders not just in Charlotte, but also regionally and nationally. Over time, the neighborhood has lost some houses along its edges but it remains remarkably intact. Today 167 dwellings, most custom-designed brick ranch-style houses, line its grid of straight streets — a time-capsule of mid-twentieth-century suburbia.

Neighborhood Exploratory Committee

In 2020, McCrorey Heights residents concerned about increasing development pressure formed a neighborhood exploratory committee to evaluate the possibility of local historic district designation. With the goal of establishing protections to preserve the character and architecture of the neighborhood, the committee sought guidance and assistance from the Charlotte Historic District Commission staff about the designation process.

The effort to create a McCrorey Heights local historic district officially launched in early 2021 with neighborhood residents leading the entire project by:

- Presenting information at regularly scheduled neighborhood meetings.
- Hosting special information session meetings via zoom for neighborhood residents.
- Conducting one-on-one outreach conversations with residents about local district designation.
- Hosting HDC staff for a walk-and-talk tour in April 2021.
- Coordinating with Dr. Tom Hanchett who researched the history of each building in the neighborhood and wrote the historical development essay.
- Compiling the house-by-house survey spreadsheet using Dr. Hanchett's research.
- Photographing every building in the neighborhood.
- Facilitating the petition of support, required for the rezoning process.

What Local Historic District Designation means for property owners:

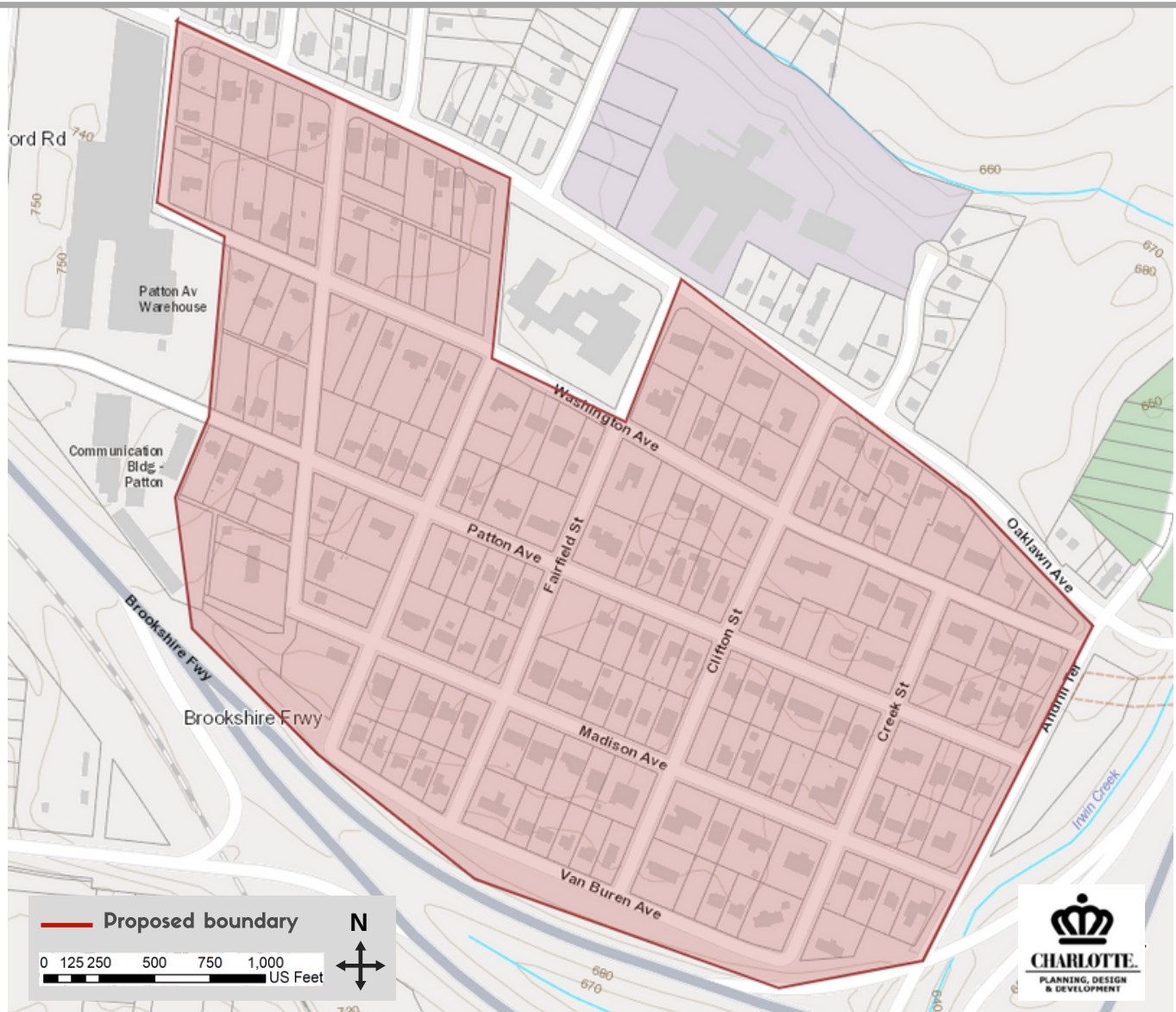
Protects all buildings/sites through a local design review process - including demolition/new construction, additions, and painting brick.

Requires property owners to contact the Historic District Commission (HDC) office before starting any work to the exteriors of homes or yards, including:

- Additions
- Fences /Walls
- Windows/Doors
- Tree Removal
- Painting Brick
- Decks/Patios
- Front Porches
- Shed/Carport/Garage
- Walkways/Driveways

Local Historic District Designation does not:

- Restrict use
- Review interior changes (ex. kitchens/baths)
- Require specific paint colors
- Require improvements or changes
- Qualify owners for grants or tax incentives
- Prevent demolition (after a 365-day wait)



Neighborhood Exploratory Committee Contacts:

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<https://charlottenc.gov/planning/HistoricDistricts>